

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner, Mbr.  
David Prokowiec, Mbr.



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Adam R. Burney  
Land Use Director

Minutes  
January 25, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, Adam R. Burney

Absent: David Prokowiec

## **ANR Plans:**

**107 Youngs Road-** Motion M. Allison to endorse plan, Second, K. Chenis, all aye. Board also made a driveway determination that the driveway access easement location is acceptable. Motion, M. Allison, Second, K. Chenis, all aye.

**59 Easter Brook Road-** ANR Plan endorsed by Board in December 2015. The financial institutions involved had concerns with the labeling of the land swap and the applicant's engineer requested a new Mylar be endorsed by the Board. The new Mylar does not make any changes to the lot configurations; it better enables the legal and/or financial institutions to complete their process. Board endorsed the Mylar with a date of January 25, 2016.

**PUBLIC HEARING: 274 Prospect Street (Cont'd)-** see separate minutes

**Minutes Approval:** All minutes signed.

1-11-16, Motion, K. Chenis, Second, G. Bittner

1-11-16 – Unifil Information Meeting, Motion, K. Chenis, Second, M. Allison

## **COMMITTEE REPORTS:**

**Building Reuse Committee-** Presentation will be made to the Board of Selectmen on February 2, 2016.

**Capital Planning Committee-** The Committee is prioritizing requests.

**Agricultural Commission-** Meeting January 28, 2016 to discuss farmers' market.

**Storm Water Task Force-** Initial meeting held and officers elected.

**MJTC-** no report

**MRPC-** no report

**Open Space Ad Hoc Committee-** no report

**School Building Committee-** Building 75%± complete. More discussion on contingency fund.

**Green Community Task Force (GCTF)-** no report

## **DEVELOPMENT STATUS REPORTS:**

**Definitive Subdivision, 50 Elmwood Road-** Finishing up construction at Lots 2 and 6.

**Tri Town Landing-** Occupancy permits have been issued for the fourth building.

## **DIRECTOR'S ITEMS:**

**Town Meeting, May 7, 2016-** Noted Warrant closing of March 25, 2016.

**238 Fire Road 16-** Attorney Knox has a conflict with his scheduled appearance of February 8, 2016 before the Board. Board consensus was for him to return on March 8, 2016. (Note: The Board does not meet March 8<sup>th</sup>; rescheduled to March 14<sup>th</sup>.)

**NOTICES & COMMUNICATIONS:** Noted

**MEMBER CONCERNS:**

G. Bittner noted that the Lunenburg Conservation Consultant suggested it would be beneficial for a Board member to attend Conservation Commission meetings that might involve large-scale projects. G. Bittner would like to volunteer.

M. Allison felt that the Town should write a bylaw to provide for the establishment of a municipal data processing center under M.G.L. Ch. 41, Section 23D.

**MEETING SCHEDULE:**

February 8- Highfield Village Hearing (cont'd) (K. Chenis not available for meeting)

February 22-

339 Electric Avenue Information Meeting

Unitil Information Meeting (cont'd)

274 Prospect Street Hearing (cont'd)

**ADJOURNMENT:** 9:00 PM

Documents used at meeting:

Minutes 01/11/16

Minutes 01/11/16 Unitil Information Meeting

ANR Plan 107 Youngs Road